

049.A

0002

0004.D

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

325,900 / 325,900

USE VALUE:

325,900 / 325,900

ASSESSED:

325,900 / 325,900

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
47		MYSTIC ST, ARLINGTON

**OWNERSHIP**

Unit #: 4D

Owner 1: DIMITROV STANKO P &amp; SVETLA

Owner 2:

Owner 3:

Street 1: 47 MYSTIC ST UNIT 4D

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

**PREVIOUS OWNER**

Owner 1: FRANCO MARGARET J/TRUSTEE -

Owner 2: FRANCO FAMILY TRUST -

Street 1: 47 MYSTIC STREET #4D

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

**NARRATIVE DESCRIPTION**

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1971, having primarily Brick Veneer Exterior and 697 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R7	APTS MED		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6038																

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	325,900			325,900		
							126526
							GIS Ref
							GIS Ref
							Insp Date
							10/27/17

PREVIOUS ASSESSMENT								Parcel ID	049.A-0002-0004.D	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	316,700	0	.	.	316,700	316,700	Year End Roll	12/18/2019
2019	102	FV	298,800	0	.	.	298,800	298,800	Year End Roll	1/3/2019
2018	102	FV	275,000	0	.	.	275,000	275,000	Year End Roll	12/20/2017
2017	102	FV	255,900	0	.	.	255,900	255,900	Year End Roll	1/3/2017
2016	102	FV	255,900	0	.	.	255,900	255,900	Year End	1/4/2016
2015	102	FV	197,700	0	.	.	197,700	197,700	Year End Roll	12/11/2014
2014	102	FV	190,100	0	.	.	190,100	190,100	Year End Roll	12/16/2013
2013	102	FV	190,100	0	.	.	190,100	190,100		12/13/2012

SALES INFORMATION			TAX DISTRICT			PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FRANCO MARGARET	61493-348		3/28/2013		205,000	No	No		
FRANCO MARGARET	41665-425		12/23/2003	Family		1	No	No	
	12705-702		9/27/1974		29,250	No	No	N	

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
1/30/2020												JO	Jenny O				
10/27/2017												DGM	D Mann				
5/6/2000												197	PATRIOT				

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

Total AC/Ha: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc: CONDO

Total:

Spl Credit

Total:

2021



Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

**EXTERIOR INFORMATION**

Type:	7 - Condo Garden	
Sty Ht:	1 - 1 Story	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	2 - Steel	
Prime Wall:	8 - Brick Veneer	
Sec Wall:		%
Roof Struct:	4 - Flat	
Roof Cover:	4 - Tar & Gravel	
Color:	BRICK	
View / Desir:		

**BATH FEATURES**

Full Bath:	1	Rating: Average	646-2449, Building Number 1.
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	0	Rating: Average	
A HBth:		Rating:	
OthrFix:		Rating:	

**COMMENTS****SKETCH****RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units: 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 3	BRs: 1
	Baths: 1	HB: 0

**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1971
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdict:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wall:	2 - Plaster
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	4 - Carpet
Sec Floors:	
Bsmnt Flr:	
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	3 - Electric
Heat Type:	6 - Elec Base/B
# Heat Sys:	
% Heated:	100
% AC:	100
Solar HW:	NO
Central Vac:	NO
% Com Wall:	
% Sprinkled:	

**DEPRECIATION**

Phys Cond:	AV - Average	28. %
Functional:		%
Economic:		%
Special:		%
Override:		%
	Total:	28.8 %

**CALC SUMMARY**

Basic \$ / SQ:	320.00
Size Adj.:	1.36083221
Const Adj.:	1.00909925
Adj \$ / SQ:	439.429
Other Features:	32744
Grade Factor:	1.00
NBHD Inf:	1.35000002
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	457685
Depreciation:	131813
Depreciated Total:	325872

**BATH FEATURES**

Full Bath:	1	Rating: Average	646-2449, Building Number 1.
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	0	Rating: Average	
A HBth:		Rating:	
OthrFix:		Rating:	

**OTHER FEATURES**

Kits:	1	Rating: Average	1st Res Grid Desc: Line 1 # Units: 1
A Kits:		Rating:	
Fpl:	0	Rating: Average	
WSFlue:		Rating:	

**CONDO INFORMATION**

Location:	R - Rear	RES BREAKDOWN
Total Units:		
Floor:	1 - 1st Floor	
% Own:	1.789999962	
Name:	23 - 6038	

**REMODELING**

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

**Totals**

1	3	1
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**SKETCH****PARCEL ID**

049.A-0002-0004.D

**MOBILE HOME**

Make: [ ]

Model: [ ]

Serial #: [ ]

Year: [ ]

Color: [ ]

Code: [ ]

Description: [ ]

A Y/S Qty: [ ]

Size/Dim: [ ]

Qual Con Year: [ ]

Unit Price: [ ]

D/S Dep: [ ]

LUC Fact: [ ]

NB Fa: [ ]

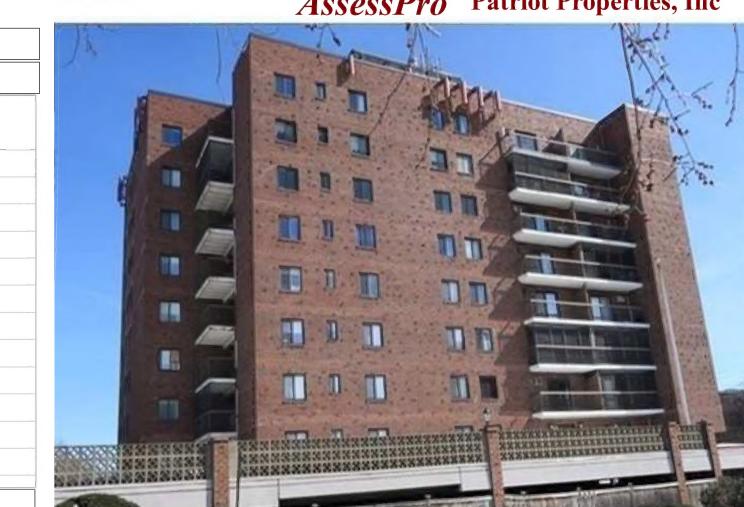
Appr Value: [ ]

JCod JFact: [ ]

Juris. Value: [ ]

**SPEC FEATURES/YARD ITEMS**

Code	Description	A Y/S Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value

**IMAGE****AssessPro Patriot Properties, Inc**